

STATE BUILDING COMMISSION

April 22, 2008
10:00 a.m.
New Education Building, Suite 450
Raleigh, NC

MINUTES

MEMBERS PRESENT

Chairman John Thompson, Kevin MacNaughton, Terry Turner, Lou Jurkowski, Sam Vaughan, Steve Criscenzo, John Kirkland, and John Muter

OTHERS PRESENT

Dolan Simmons, (Department of Environment & Natural Resources); Susan Gentry (Department of Insurance); Grover Burthey (HUB Office); Don Penny (SBI); Gordon Rutherford, Miriam Tripp (UNC-GA); John Lail (Department of Health & Human Services); Tom Collins, Jay Mashburn (Department of Correction); Roland Myrick (NC National Guard); Greg Driver, Tommy Harrill, Ryan Scruggs, Veronica Howell (State Construction Office).

1. CALL TO ORDER AND ETHICS STATEMENT

Chairman John Thompson called the meeting to order at 10:00 a.m. and read the Ethics Statement. Lou Jurkowski recused herself from Agenda Item 5 and John Muter recused himself from Agenda Item 6.

2. APPROVAL OF MINUTES

Kevin MacNaughton made a motion to approve the minutes of the March 12, 2008, meeting. The motion was seconded by John Kirkland. The minutes were approved as written.

Ryan Scruggs presented Items Nos. 3, 4, 7, and 8.

3. SELECTION OF DESIGN FIRM

Department of Health & Human Services
Western NC School for the Deaf - Fire Alarm and Notification Upgrades

The project was advertised in the Purchase Directory January 23, 2008 to February 8, 2008. Ten firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Harrington Group, Inc. - Charlotte, NC
- #2 McKnight Ward Griffin Engineers, Inc. - Charlotte, NC
- #3 Essential Systems Engineering, P.A. - Asheville, NC

4. SELECTION OF DESIGN FIRM

Department of Crime Control & Public Safety
National Guard - Camp Butner Sanitary Sewer Collection System

The project was advertised in the Purchase Directory January 14-29, 2008. Eleven firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 CH Engineering, PLLC - Raleigh, NC
- #2 George Finch/Boney and Associates, PA - Raleigh, NC
- #3 Dewberry & Davis, Inc. - Raleigh, NC

5. See Below

6. See Below

7. SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources
NC Zoological Park - Roof Replacement on Four Buildings

The project was advertised in the Purchase Directory on January 29, 2008. Thirteen firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Roof Engineering, Inc. - Charlotte, NC
- #2 Atlas Engineering, Inc. - Raleigh, NC
- #3 Sutton-Kennerly & Associates, Inc. - Greensboro, NC

8. SELECTION OF DESIGN FIRM

Department of Environment & Natural Resources
NC Zoological Park - Gorilla and Baboon Holding Facility

The project was advertised in the Purchase Directory on February 6, 2008. Six firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Laughing Dog Studio Architecture, PLLC - Charlotte, NC
- #2 HH Architecture - Raleigh, NC
- #3 PNP Design Group - Greensboro, NC

Lou Jurkowski made a motion to approve the Committees' recommendations for Items 3, 4, 7, and 8. John Muter seconded the motion. The selections were approved as recommended.

5. SELECTION OF DESIGN FIRM

Department of Justice
State Bureau of Investigation - Building 11 Renovation

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory February 28 through March 14, 2008. Seventeen firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Sears, Hackney, Keener & Williams, Inc. - Cary, NC
- #2 BJAC, PA - Raleigh, NC
- #3 MBAJ Architecture - Raleigh Mount, NC

Steve Criscenzo made a motion to approve the Committee's recommendation. John Kirkland seconded the motion. The selection was approved as recommended. (Lou Jurkowski recused herself from the vote).

6. SELECTION OF DESIGN FIRM

Department of Correction
Site Design and Development for Scotland CI and Tabor CI

Ryan Scruggs presented the project. The project was advertised in the Purchase Directory January 14-30, 2008. Eight firms responded; four were interviewed. The Pre-selection Committee recommended the following firms in priority order.

- #1 Stewart Engineering - Raleigh, NC
- #2 Pease Associates - Charlotte, NC
- #3 Dewberry & Davis - Raleigh, NC

Lou Jurkowski made a motion to approve the Committee's recommendation. Kevin MacNaughton seconded the motion. The selection was approved as recommended. (John Muter recused himself from the vote).

- 9. Reports - University of North Carolina General Administration**
- a. Designer Selections - Projects Over \$2,000,000
 - b. Designer Selections - Projects Less Than \$2,000,000
 - c. Open-end Designer Agreements
 - d. Status of CM at Risk Projects Advertised After January 1, 2002

Gordon Rutherford presented the reports. He stated that CM at Risk activity had slowed and only one report to the Commission was outstanding. Mr. Rutherford reported that when UNC received the CM at Risk authorization from the Commission, subcontractors had wanted a standard subcontract. UNC had decided that AGC650 seemed to be a good document that had some agreement among various groups. However, they have now become aware of another group of documents (Consensus DOCS) that were put together by a huge group of people in the trade. This group of documents includes a contract between the subcontractor and contractor. He wants to talk with Greg Driver about this document being the better one to use since it has a wider base of agreement. Steve Criscenzo asked about the process for using a new contract and if this required a review process. Mr. Rutherford stated he did not think so and deferred to Greg Driver. Mr. Driver stated he did not think so but he would verify this with the Attorney General's Office.

Mr. Rutherford gave a brief update on the Bond Program and distributed a "Bond Program Fact Sheet."

10. INFORMATION

Project Distribution

Greg Driver presented the report saying there had been an influx of projects in the last month for design review. Kevin MacNaughton asked about current position vacancies in the State Construction Office and Mr. Driver responded there were four in the Design Review Section. There was general discussion on recruitment difficulties, lack of funding, and the impact of Career Banding.

11. OLD BUSINESS

HUB Reporting: Greg Driver stated that at the last meeting the difference between University reporting and what the State Construction Office reports to the HUB Office was discussed. Mr. Driver said that after examining SB914 and the Statutes, he was not sure if what is being reported is correct. He has talked with Sherri Harris about this. The Department of Administration has identified funding to bring the two reporting processes together. The HUB Office has had approximately \$100,000 for a couple of years to do this, but nothing has been done. Mr. Driver said he would continue to work on this issue.

12. NEW BUSINESS

Contractor Evaluation Forms: Greg Driver informed members that the evaluation forms were ready to be put on the Web and that Kevin MacNaughton had agreed to test the form as owner. Additionally, a designer and contractor associated with the test project would be identified to test the form. Lou Jurkowski stated that due to the work of the Subcommittee, the forms may have to be looked at again. Mr. Driver stated that the CM at Risk form was still being worked on.

11. SCHEDULE NEXT MEETING

The next meeting was scheduled for June 3, 2008, at 10:00 a.m.

12. SUBCOMMITTEES

Subcommittee on Legislative Study Commission Recommendations

Subcommittee Chair Steve Criscenzo informed members that although a draft report was ready to submit, some tweaking still needs to be done. He recommended that members provide their comments on the report, and there be discussion on the role of the State Building Commission in implementing the recommendations. Lou Jurkowski stated that the draft should be sent to ACEC and AIA for comments. Mr. Driver said this should be done but the draft needed to be submitted to the Legislature immediately in order to meet the deadline, and that he would compose a transmittal letter for Chairman Thompson's signature. John Kirkland made a motion that the Draft be approved for submittal to the Legislative Study Commission. Sam Vaughan seconded the motion. The draft report was approved as written.

Mr. Criscenzo stated that a presentation would need to be made before the Capital Oversight Committee. Mr. Driver stated that Jim Klinger would schedule this presentation.

There was general discussion on evaluation forms, prequalification, the Quarterly Stakeholders' Group, and case studies.

Subcommittee on Bonding Surety

Subcommittee Chair John Muter reported that he had contacted people who had expressed an interest in serving on the subcommittee and the first meeting should be held within thirty days.

13. ADJOURNMENT

Chairman Thompson adjourned the meeting at 11:10 a.m.